

Windrush Bay Condominium Association, Inc.  
Board of Directors' Meeting  
Monday April 27, 2026 @ 11am  
Zoom Only  
[https://us02web.zoom.us/j/82343979615?  
pwd=wa9VutONLpaKVRj4wT4imok3DdaxaV.1](https://us02web.zoom.us/j/82343979615?pwd=wa9VutONLpaKVRj4wT4imok3DdaxaV.1)

1. Call to Order at 11:09am by Adam Bobak
2. Establish Quorum of Board Adam Bobak, Joyce Dye, Mike Reber and Michelle Mezaros in attendance.
3. Minutes of previous board meeting April 15, 2026  
The Motion to waive reading and approve the minutes of the Board of Director Meeting, April 15, 2026 was made by Joyce and seconded by Adam. The motion passed. Minutes are posted on the website at <https://www.windrushbay.org/meeting-minutes.php>
4. Assessment approval

A motion was made by Michelle to approve a special assessment of \$148,000 for the following:

- Villa rotten wood, painting and gutters balance of \$50,000 after using painting reserve
- Wall D-\$25,300
- Clubhouse/Laundry \$30,000
- Condo gutter work/wood pergulas-\$10,000
- Jbolt invoice #781 \$20,837 clubhouse framing and laundry room trench
- Jbolt invoice #726 \$29,950 for crack on F, stucco issue on N and bee nest, and O stucco rot on second floor.

the motion was seconded by Joyce and passed

This removes the \$70,000 in invoice #719, which is in dispute. It may be re-assessed next year, if necessary.

Joyce made a motion to hire our attorney, Nikki to review all JBolt invoices before they are paid, this was seconded by Michelle and passed.

The assessment will be due on July 1, 2026 and subsequent four months

5. Villa colors-if prepared at time of meeting

All material alterations need a vote of 75%, including paint colors. Since the prior paint committee put so much work into this effort, the board will put the question on the

upcoming special assessment notice. Owners will be asked to vote on whether to keep the current colors or use the proposed palette featuring a light blue door, as obtained by Connie's committee. The color of the gutters will also be considered.

Discussion on the floor considered, but rejected, a suggestion to postpone the painting of the villas, due to the condition of the villas.

#### 5. Open Discussion

Several of Ivar's questions on the laundry building were addressed and he was thanked for his input

Jim Tallman of villa 16 added that stucco over wood is a potential problem and the painting should not be delayed.

A non-owner gave some opinions and participants were reminded that Board Meetings are for owners only.

#### 6. Adjourned at 12:20pm

Please continue to place work orders <https://www.windrushbay.org>